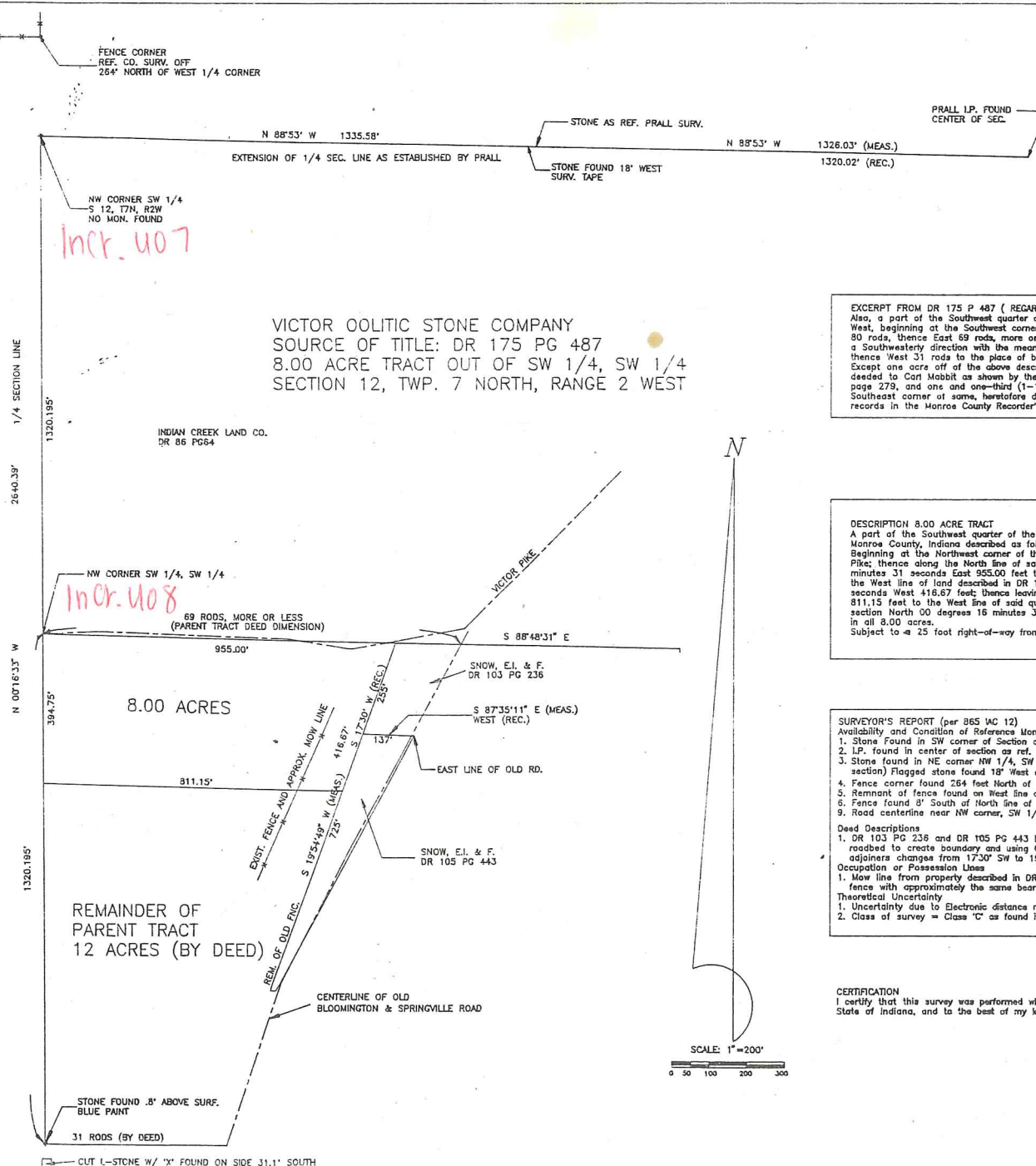


Sec 12 In Cr



## EXCERPT FROM DR 175 P 487 ( REGARDING SECTION 12 )

Also, a part of the Southwest quarter of the Southwest quarter of Section 12, Township 7 North, Range 2 West, beginning at the Southwest corner of Section 12, Township 7 North, Range 2 West, running thence North 80 rods, thence East 69 rods, more or less, to the middle of the Bloomington and Springfield Road, thence in a Southwesterly direction with the meanderings of said road to the section line between sections 12 and 13, thence West 31 rods to the place of beginning, containing 24 acres, more or less. All in Monroe County, Indiana. Except one acre off of the above described real estate and lying in the Southeast corner of same, heretofore deeded to Carl Mobbit as shown by the records in the Monroe County Recorder's Office in Deed Record 77, page 279, and one and one-third (1-1/3) acres off of the above described real estate and lying in the Southeast corner of same, heretofore deeded to Henry Genoa and Alma Genoa, his wife, as shown by the records in the Monroe County Recorder's Office in Deed Record 78, page 83.

## DESCRIPTION 8.00 ACRE TRACT

A part of the Southwest quarter of the Southwest quarter of Section 12, Township 7 North, Range 2 West, Monroe County, Indiana described as follows:  
Beginning at the Northwest corner of the said quarter quarter section at the approximate center of Victor Pike, thence along the North line of said quarter quarter and roughly along said road South 88 degrees 48 minutes 31 seconds East 955.00 feet to the West line of land described in DR 103 PG 236; thence along the West line of land described in DR 103 PG 236 and DR 105 PG 443 South 19 degrees 54 minutes 49 seconds West 416.67 feet; thence leaving said West line North 88 degrees 48 minutes 31 seconds West 811.15 feet to the West line of said quarter quarter section; thence along said West line of quarter quarter section North 00 degrees 16 minutes 33 seconds West 394.75 feet and to the point of beginning. Containing in all 8.00 acres.  
Subject to a 25 foot right-of-way from the center of Victor Pike.

## SURVEYOR'S REPORT (per 865 IAC 12)

## Availability and Condition of Reference Monuments

1. Stone Found in SW corner of Section as ref. in Co. Surveyor's office.
2. I.P. found in center of section as ref. in Co. Surveyor's office.
3. Stone found in NE corner NW 1/4, SW 1/4 as ref. in Co. Surv. off. (6.01 West of record from center of section) Flagged stone found 18' West of corner stone.
4. Fence corner found 264 feet North of the NW corner SW 1/4 as ref. in Co. Surv. off.
5. Remnant of fence found on West line of lands described in DR 103 PG 236 and DR 105 PG 443
6. Fence found 8' South of North line of SW 1/4, SW 1/4 as ref. in Co. Surv. off.
9. Road centerline near NW corner, SW 1/4, SW 1/4

## Dead Descriptions

1. DR 103 PG 236 and DR 105 PG 443 both call for ties to Bloomington and Springfield Road. Using found roadbed to create boundary and using Co. Surveyor records for basis of bearing, the West line of these adjoining changes from 1730' SW to 1954'49" SW

## Occupation or Possession Lines

1. Mow line from property described in DR 103 PG 236 and DR 105 PG 443 extends 90 feet West to another fence with approximately the same bearing.

## Theoretical Uncertainty

1. Uncertainty due to Electronic distance measurement = 0.50 feet
2. Class of survey = Class 'C' as found in 865 IAC 12

## CERTIFICATION

I certify that this survey was performed wholly under the direction of myself, a Land Surveyor registered in the State of Indiana, and to the best of my knowledge and belief was executed according to the rules of 865 IAC 12.



Raymond Graham  
IN LS 9978  
3215 N. Smith Pike  
Bloomington, IN  
(812) 336-3509

S 80° W 49 chs distant Sugar 6 inch diam S 62° W 61 1/2 chs dist  
witness Trees 79 poles 18 1/4 links west of the North 1/2 mile post  
and the same distance from the N 1/2 Cor Beech 15 inches diam  
S 30° W 36 links dist. Sugar 20 inches diam S 29° E 74 chs dist  
witness Trees 78 poles 8 1/2 links east of the South 1/2 mile post  
and the same from the S E Cor Beech 12 inch diam S 85° W 15 1/2  
chs dist to oak 15 in diam N 40 1/2° E 47 1/2 chs distant

Abraham Morgan William  
May Chain Bearers Sworn

James W. Spencer M C S

N B a new witness tree made at the S E Cor of the  
above named Section Sugar 15 in diam S 86° W 34  
chs dist

James W. Spencer M C S

April 25<sup>th</sup> 1839

Surveyed for George Geigler the following designated lines  
in Section 33. T 7 R 2 East Beginning at the South 1/2  
mile post then N 6° W 320 poles 15 links to the Northern 1/2 mile  
post witness Trees at the center of said Section No 33 Ironwood  
4 inches diameter S 60° E 13 links dist Hickory 3. S 60° W 9 links  
distant length of the line 80 poles 8 1/2 links West of the center  
witness Beech 24 in diam S 4° W 21 1/2 links dist Beech 14 in diam  
S 77° E 21 links dist witness Trees 80 poles 8 1/2 links east of the  
Southern 1/2 mile post Hickory 18 inch diam N 26° W 5 links  
distant Beech 6 inches diam S 10° E 21 links dist Done by  
L B Baugh Deputy

James W. Spencer M C S

also ran on the 29<sup>th</sup> April 1838. the North & South  
line in Section 12 T 7 R 2 East for David Wright Beginning  
at the N 1/2 mile post then S 6° E 320 poles 14 links to the  
South 1/2 mile post Done By L B Baugh Deft

James W. Spencer M C S

Surveyed for John  
S. R. 2 East  
Section then  
the began at the  
pole 11 links witness  
Trees 24 in diam  
S 65° W 19 chs  
South of the center  
Sugar 18 inch diam  
poles 15 ch North  
witness diam S 10°  
21 chs dist  
witness Trees & Hickory  
Chain Bearers Sworn

Surveyed for John  
S. R. 2 East  
Section then  
the began at the  
pole 11 links witness  
Trees 24 in diam  
S 65° W 19 chs  
South of the center  
Sugar 18 inch diam  
poles 15 ch North  
witness diam S 10°  
21 chs dist  
witness Trees & Hickory  
Chain Bearers Sworn

June 10. 1839  
Surveyed for John  
S. R. 2 East  
Section then  
the began at the  
pole 11 links witness  
Trees 24 in diam  
S 65° W 19 chs  
South of the center  
Sugar 18 inch diam  
poles 15 ch North  
witness diam S 10°  
21 chs dist  
witness Trees & Hickory  
Chain Bearers Sworn



December 24<sup>th</sup> 1833

Layed off for Joshua Hoover & Samuel Gordon a portion of land on the N E qr of Section 20 T 8 R 1 W beginning in the center of the railroad on the section line 30 poles and 18 links west of the N E corner of said qr, running thence Southward, with the center of the rail road 108  $\frac{1}{100}$  poles thence west 9  $\frac{2}{100}$  poles to a stake with the following witnesses trees Walnut 12 in diameter N 30 E 57 lks dist Walnut 18 inches diameter S 80 W 37  $\frac{1}{2}$  lks dist Walnut 12 S 19  $\frac{1}{2}$  E 78 lks dist Thence N 4 E 107  $\frac{1}{100}$  poles to section line Thence East 22  $\frac{1}{100}$  poles to the beginning containing 10 acres more or less

James Borland & chain bearers  
Wm Alexander } sworn

James Woodburn  
M C S

Sept 3<sup>rd</sup> 1833

Surveyed for Samuel Peterson & others in section (9) one T 10 R 1 W and established the following corners viz

N E corner of S W qr wit trees white walnut 8 S 30 W 30 lks	Sugar 8 N 30° W 13 $\frac{1}{2}$ "
S E corner of N E qr of S W qr	Hickory 6 S 6° W 8 "
S W " " " " "	Sugar 2 N 87° E 40 "
N W " " " " "	Sugar 12 N 22° W 3 "
N W cor of S W qr of N W qr	Dogwood 4 N 68° W 16 "
N E cor of S W qr of N W qr	Apple tree 6 N 78° E 70 "
S E cor of S W qr of S E qr	Hickory 18 N 66 E 66 "
	Hickory 18 S 3° W 33 $\frac{1}{2}$ "
	Ash 8 N 20° W 19 "
	Hick 20 S 81 E 21 "
	Beech 8 N 6 E 29 "
	Beech 12 N 17 W 23 "

J Hacker & chain bearers  
Wm Hacker } sworn

James Woodburn M C S  
Depty

Established a corner in Section 12 T 7 R 2 W for Wm Taylor on the line 70 poles East of S W corner of N W qr of said section witness trees Beech 12 N 9° E 24  $\frac{1}{2}$  Beech 6 S 38° W 37

John Tarnham & ch  
George Carlson } be

James Woodburn

February 6<sup>th</sup> 1834

Ran the followin lines and made the following corners in section No one T 9 R 1 W for Edward Jackson George Jackson Jack Lenty Beginning at the N E corner of said section then S 85° W 318 poles 2 lks



March 2<sup>d</sup> A D 1839.

ran the following lines and made the corners in Section No 17. S 7 R 1 East for Isaac Bass & David Young. (un) length of the line from the North West corner to the Northern half mile post of said Section 159. poles 14 1/2 links corner made and stone planted 79. poles 193 links on the Section line 79. poles 193 links East of the North West <sup>corner</sup> and the same distance West of the North 1/2 mile post with a <sup>corner</sup> Sugar Bush 24 inches diameter S 50° E 21 links distant Hickory. 6 inches diameter N 54° W. 3 1/4 links distant Isaac Bass & David Young. chain bearers. Sworn this March 2<sup>d</sup> 1839.

James H. Spencer  
Monroe County Surveyor

April 1<sup>st</sup> 1839.

ran the following lines and made the following corners in Section No 31. Township No Eight No one West. length of the line from the Northern half mile post to the North East corner of said Section No 31.) 159. poles 13 1/2 links corner made & stone planted equidistant between said corners length of the line from said corner to a stone standing 80 poles <sup>1 1/2</sup> East of the center of said Section 31.) 158. poles 14 links. Chain bearers Silas Guy & Samuel Smith by agreement.

the above Survey for Samuel Smith

James H. Spencer  
Monroe County Surveyor

April 1<sup>st</sup> 1839.

ran the following lot of land for Richard M. Houston situate in the North West corner of Section No 12, S 7 R 2 W Beginning in the center of a branch commonly known as Wrights Branch about 40 poles South of the said A & B corner S 57° E 65. poles to a stone with a Sugar 6 inches diameter S 4° E 24 3/4 links dist then N 85° E 70. poles to a stone in open ground then N 5° W. untill the line intersects said branch then up said branch with its meanderings thereof to the beginning.

Chain bearers George J. Wright & Peter M. Houston Sworn this April 1<sup>st</sup> 1839.

James H. Spencer  
Monroe County Surveyor



East 500.00

N

3.55@

469.33±

615.60±  
820.0

Scale 1"=100'  
Mar 29 1978

Phillip Teague

RR 15

Victor Pike

Bloomington, Ind

Rezone Industrial to Residential  
2 Lot Subdivision

**Descriptions:**

A part of the Northeast quarter of the Southwest quarter of Section 12. Township 7 North, Range 2 West, bounded and described as follows: Beginning at a point which is 225.00 feet North of the Southwest corner of the Northeast quarter of the Southwest quarter of said Section 12, running thence North 675.00 feet, thence East 500.00 feet, thence in a Southwesterly direction over and along the center-line of the existing Ketham Mill Road 820.00 feet more or less, to the point of beginning, containing 3.88 acres more or less.

Raymond Graham

Raymond Graham  
R P E 8409 Indiana  
3215 N. Smith Pike  
Bloomington, Ind.



SW corner NE 1/4 - SW 1/4  
Sec 12, T7N, R2W  
incr. 0.08  
225-

Lot 1  
3.33@  
5400±8.40  
146.27  
72°47'30"E

Lot 2

North 675.00



Plat of Survey of Land in Sec 12 T7N R2W belonging to  
VICTOR BUFF STONE Co. requested by  
MYRON EDGEWORTH Jr. President

N Assumed

Scale 1"=200'

Legend as

1/2" iron pipe with yellow plastic plug stamped PRALL LS 10234

RR - Railroad spike

♦ Ft. Stone found

x-x Existing fence

Areas as

4.00 Acres in E 1/2 NW 1/4

8.29 " " SW 1/4 NE 1/4

65.37 " " S 1/2 NE 1/4

3.17 " " NW 1/4 SE 1/4

73.33 " " W 1/2 SE 1/4

20.25 " " SE 1/4 SW 1/4

56.67 " " S 1/2 SW 1/4

Total 231.08 Acres

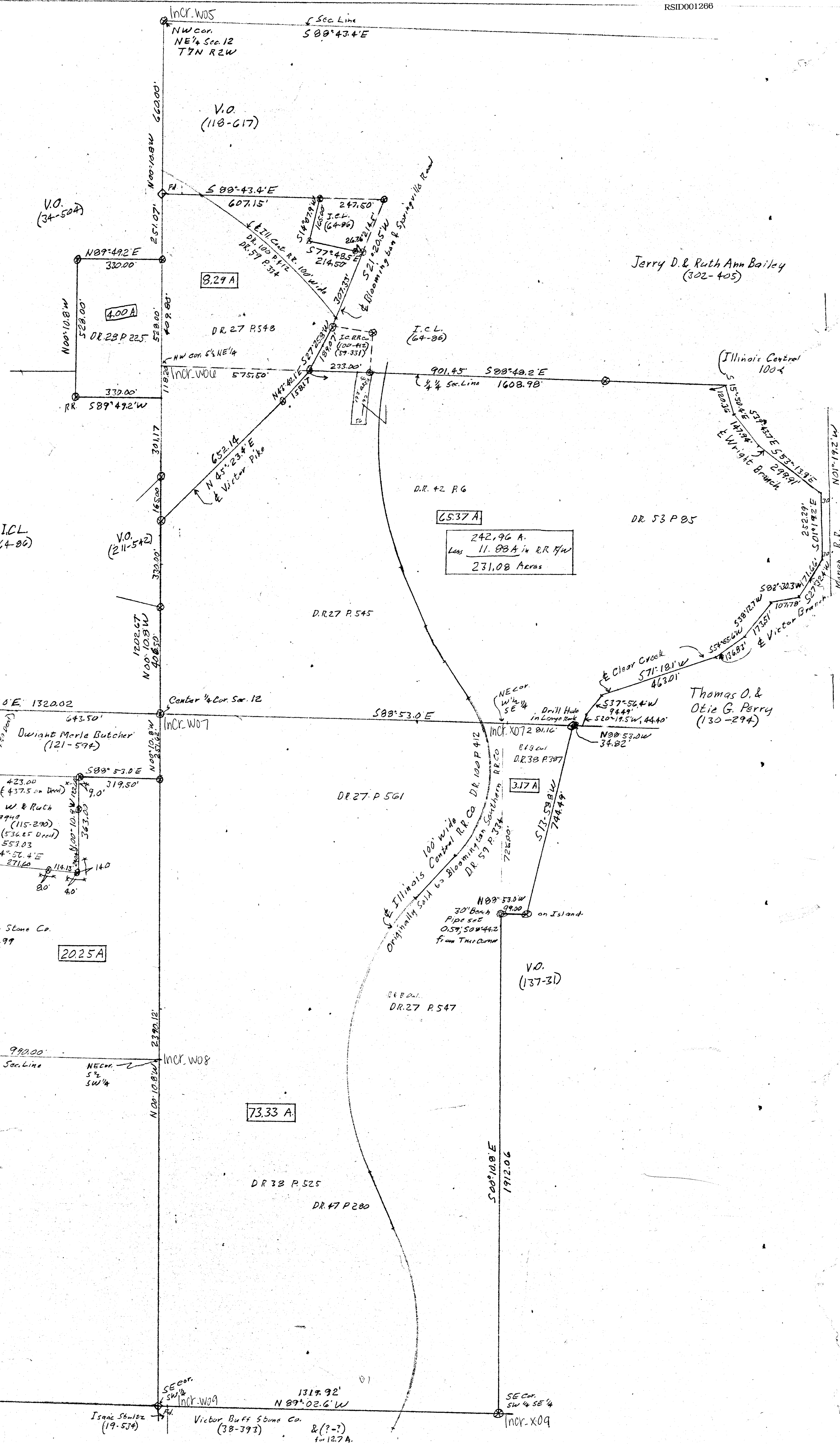
Surveyed by N.L. Prall LS 9-29-84

Ass'd: H.L. Padgett

M.T. Hordewick

W.A. Martin

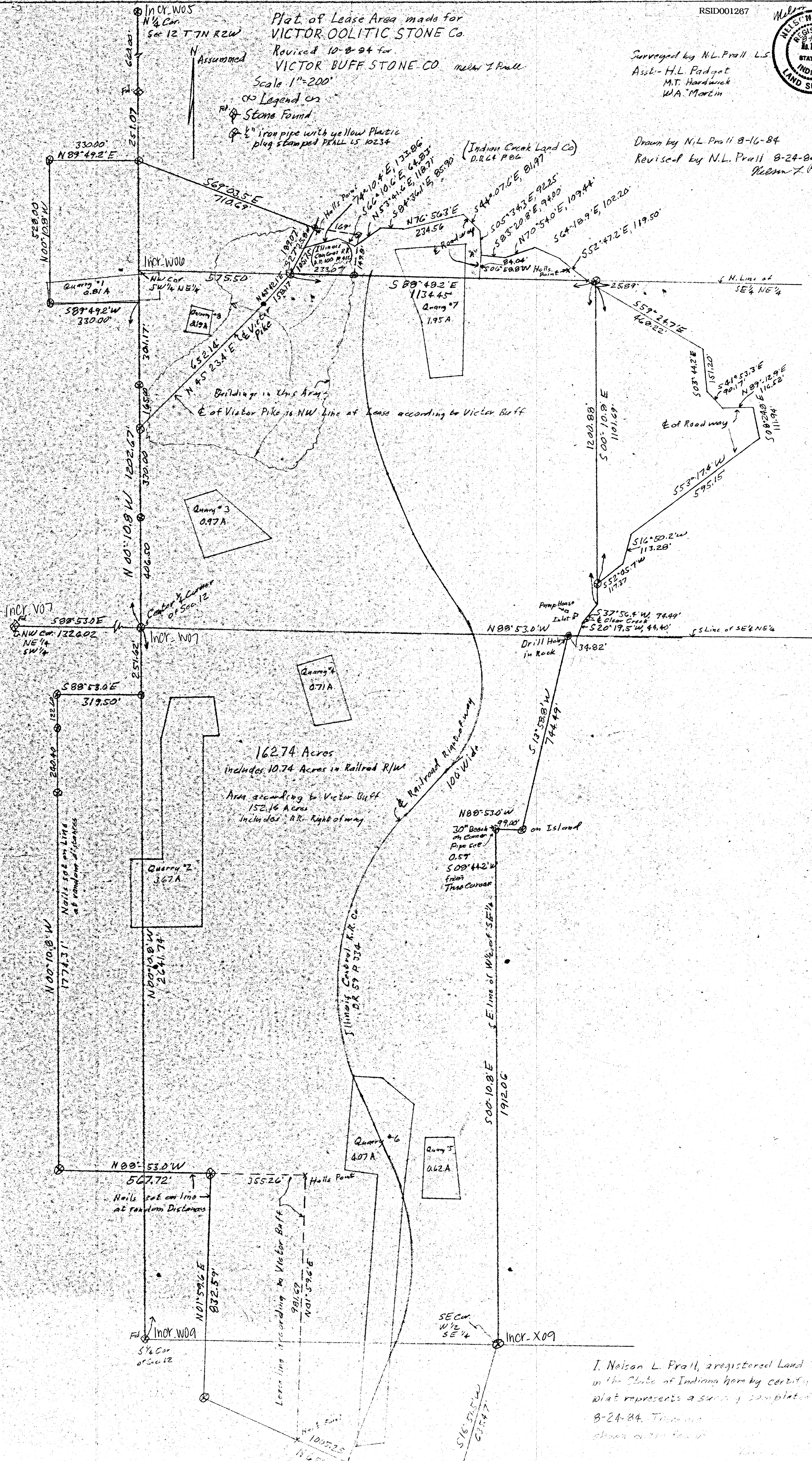
Drawn by N.L. Prall 10-8-84





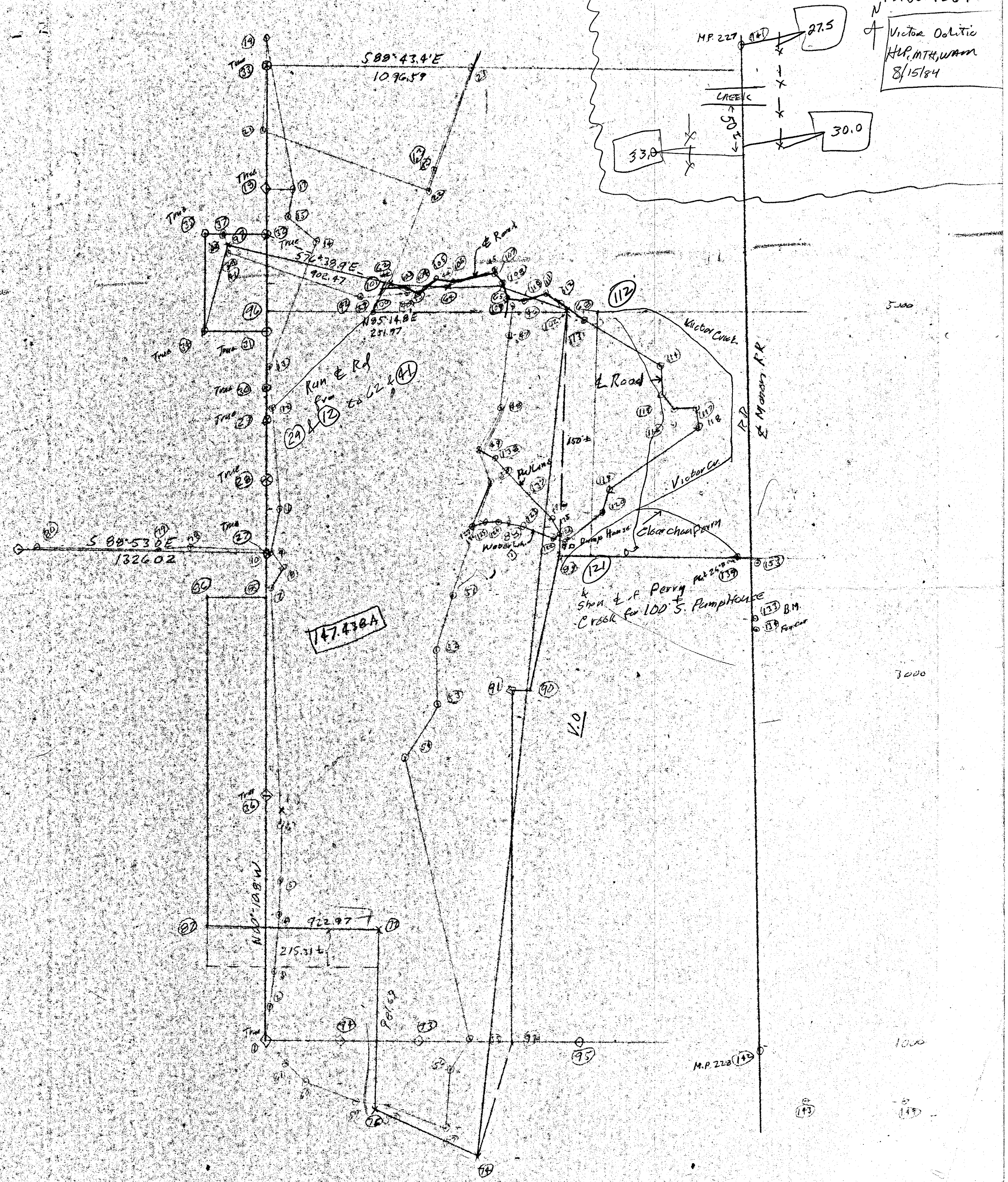
Surveyed by N.L. Pratt L.S.  
Asst. - H.L. Padgett  
M.T. Hardwick  
W.A. Martin

Drawn by N.L. Prall 8-16-84  
Revised by N.L. Prall 8-24-84  
Nelson L. Prall

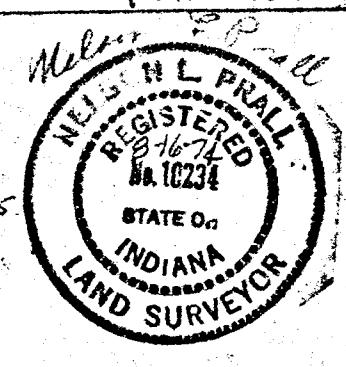


I, Nelson L. Pratt, a registered Land Surveyor in the State of Indiana hereby certify that the  
what represents a survey completed by me on  
8-24-84. There are no other surveys or claims  
shown on the town of





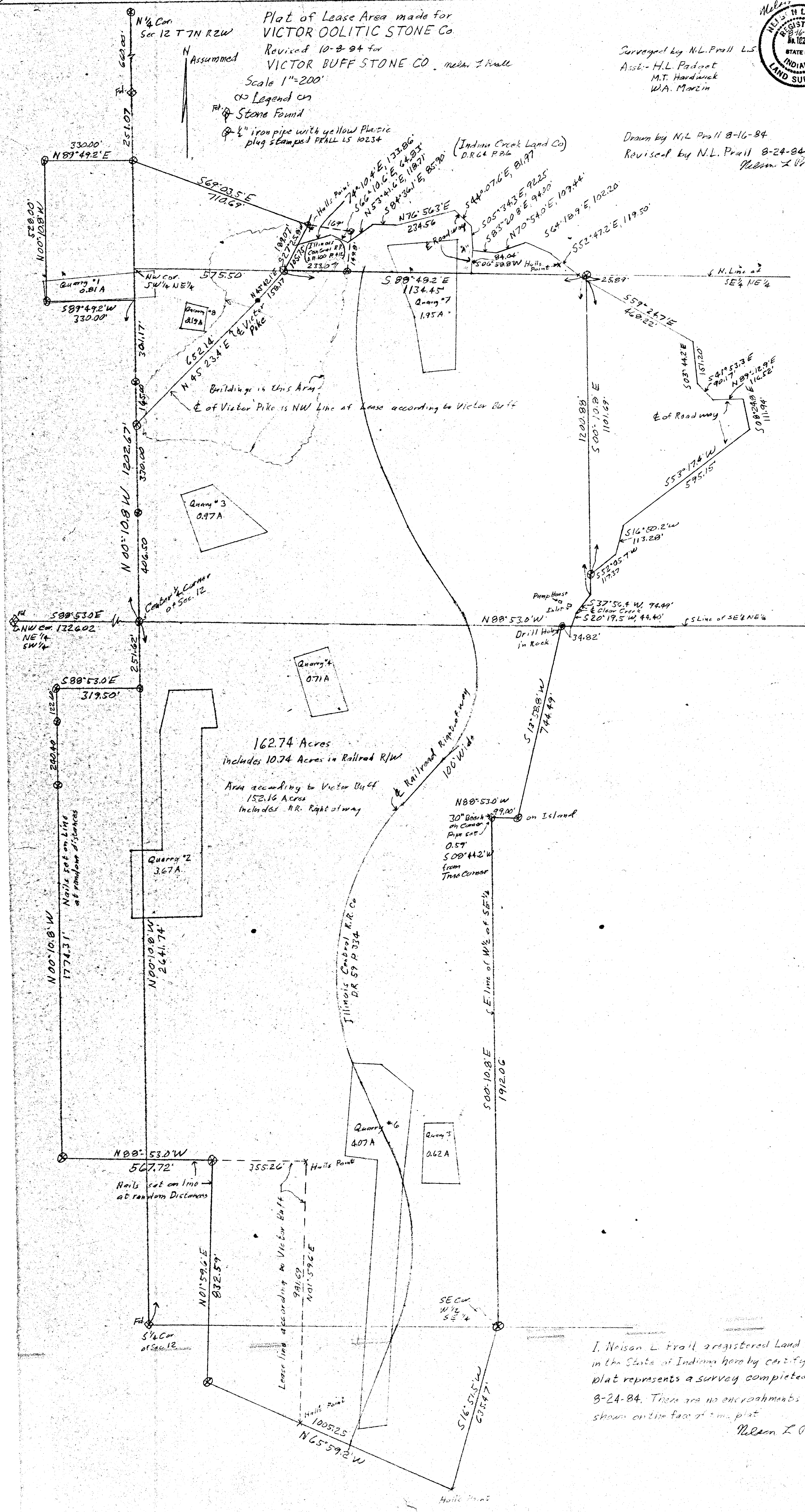




Plat of Lease Area made for  
VICTOR OOLITIC STONE CO.  
Revised 10-2-84 for  
VICTOR BUFF STONE CO. Nelson L. Prall  
Scale 1"=200'

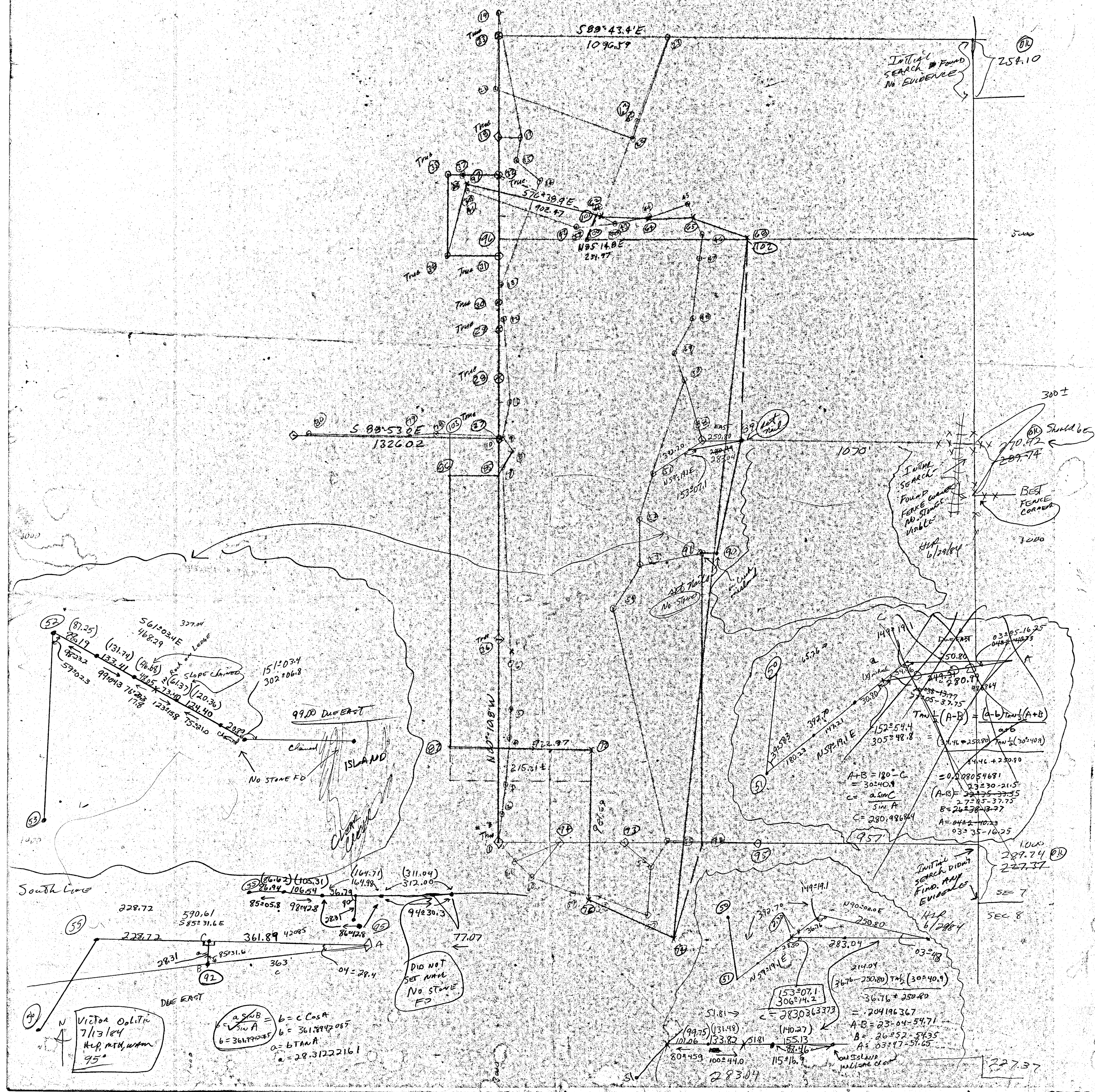
Surveyed by N.L. Prall L.S.  
Assd. - H.L. Padgett  
M.T. Hardwick  
W.A. Martin

Drawn by N.L. Prall 8-16-84  
Revised by N.L. Prall 8-24-84  
Nelson L. Prall



I, Nelson L. Prall, a registered Land Surveyor  
in the State of Indiana hereby certify that this  
plat represents a survey completed by me on  
8-24-84. There are no encroachments except as  
shown on the face of this plat.  
Nelson L. Prall

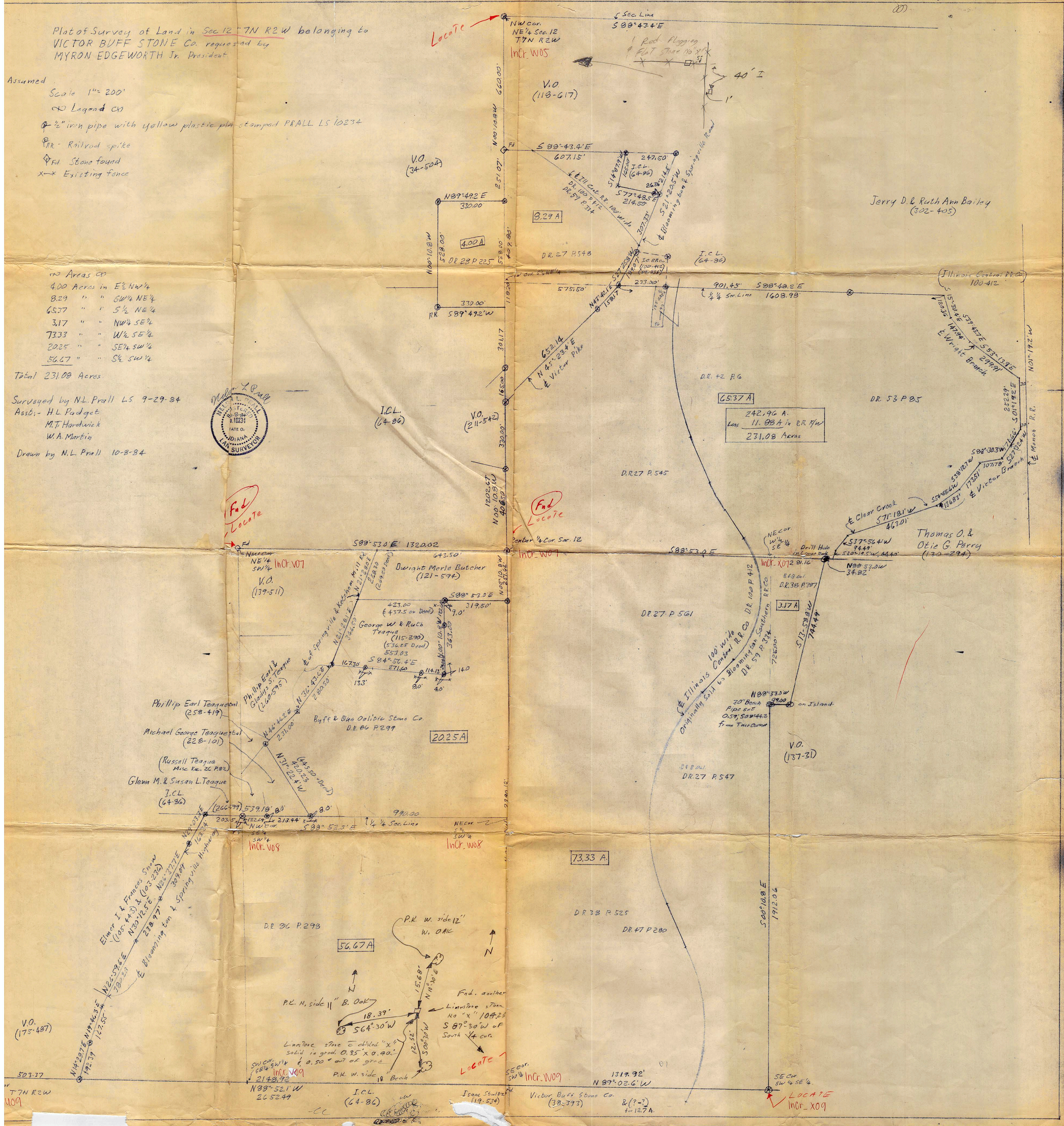
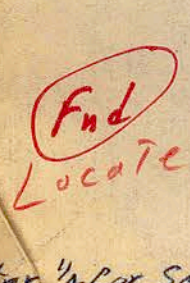




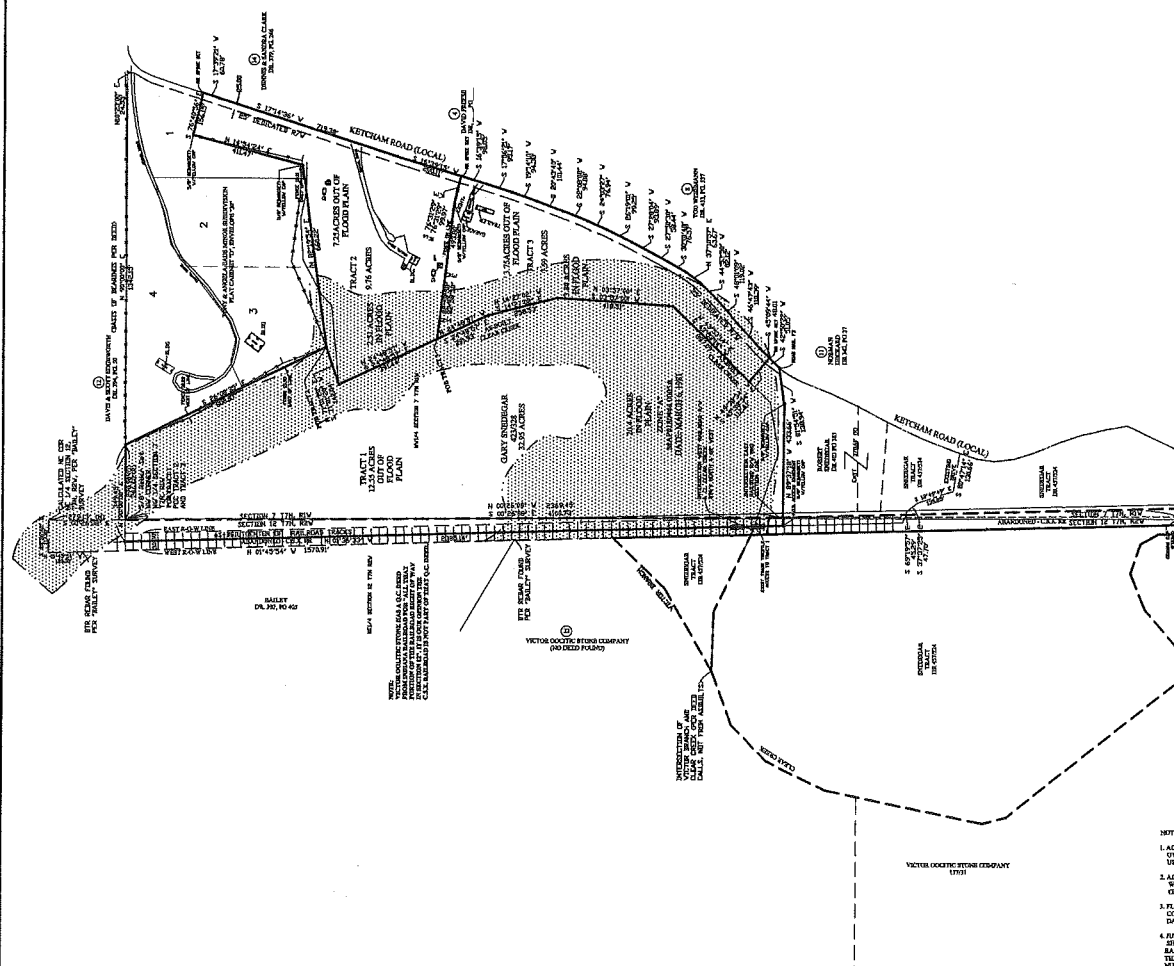


x-x Existing fence

Drawn by N.L. Prall 10-8-84







Trot 1 Description  
Job # 5447

A part of the Northwest Quarter of Section 7, Township 7 North, Range 1 West and a part of the Northwest Quarter of Section 12, Township 7 North, Range 2 West, all in Monroe County, Indiana more particularly described as follows:

Beginning of a marked 5/8" rebar at the Northwest corner of add Section 7; thence NORTH 90 degrees 00 minutes 00 seconds EAST along the North line of said Section 27.000 feet to the place at the Northwest corner of the 1/4 section Minor Subdivision recorded in Plat C-64; C. Envelope 20 in the office of the Monroe County Recorder; thence leaving said North line SOUTH 26 degrees 08 minutes 30 seconds EAST 608.87 feet to the Southeast corner of add Tonye Acres Minor Subdivision; thence SOUTH 71 degrees 00 minutes 00 seconds EAST 148.04 feet to the Southeast corner of Ches Creek Subdivision; thence said creek continue the said line five (5) courses.

Tract 2 Description

[illegible]

Tract 3 Description  
Job # 3447

[illegible]

- 1.) NORTH 63 degrees 53 minutes 14 seconds EAST 387.09 feet; thence
- 2.) NORTH 03 degrees 57 minutes 00 seconds EAST 418.51 feet; thence
- 3.) NORTH 14 degrees 27 minutes 02 seconds WEST 288.53 feet; thence
- 4.) NORTH 24 degrees 48 minutes 57 seconds WEST 201.93 feet to the Point of Beginning.

<sup>1</sup> I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

This survey was executed according to survey requirements contained in Sections 1 through 10 of 800 MC 1-12.

Existence of assessments have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 10<sup>th</sup> day of May 2007

Bernard A. Overett II  
Registered Land Surveyor No. LS2990009  
State of Indiana



LEGEND:  
 FLOOD PLAIN  
 RAILROAD TRACK  
 FENCE  
 FLOOD LONG AREA

BERNARD A. GUERRETTA  
REGISTERED  
No.  
LS29900009  
STATE OF  
LOUISIANA

**Bledsoe, Riggert Guerrettaz, Inc.**  
*Quality Land Surveying and Civil Engineering Services*  
 13351 West Tapp Road  
 Bloomington, IN 47403  
 (812) 356-8277  
 FAX (812) 356-0817

1324 4<sup>th</sup> Street, Room 150  
 Bedford, IN 47401  
 (812) 275-0081  
 FAX (812) 275-8251

**SNEDEGAR MINOR  
SUBDIVISION  
FOR  
GARY SNEDEGAR**

DESIGNED BY: S.G.
DRAWN BY: D.L.B./M.J.
CHECKED BY: M.J.
DATE: NOVEMBER 14, 200

### SCHEMATIC SITE PLAN

1 OF 1  
PROJECT NO. 5447



VICTOR OOLITC LIMESTONE COMPANY  
ALTA/ACSM LAND TITLE SURVEY  
PT. OF SEC. 11, 12, 13 & 14, T7N, R2W  
MONROE COUNTY, INDIANA

## EASEMENT NOTES: (BLANKET EASEMENTS)

All the easements listed in the title commitment are blanket easements. (See Commitment for details)

## GENERAL NOTES

1. Utilities that have physical evidence in the field may have easement rights. (See Title Commitment)
2. Data shown on this survey plat was collected using electronic Total station, RTK GPS, and data collection instruments.
3. Last date of field work noted: April 4, 2011.
4. This area is in Zone A per FEMA FIRM #18105C02003 and #18105C02400, effective as of December 17, 2010. (Approx. location on plat)
- 5) No deeded right of ways for public roads were found during this survey. However, monroe county may have throughfare plans for future development.

## LAND SURVEYORS CERTIFICATION:

To Victor Acquisition Corporation: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items N/A of Table A thereof. The field work was completed on April 4, 2011.

Date of Plat or Map: April 8, 2011

TRAVIS A. NORMAN, PLS LS#20500020 Date



## Acreage Note:

1283.34 Acres  
4.15 Ac. Exception  
10.04 Acres Exception  
1.06 Acres Exception  
2.21 Acres Exception  
1285.88 Acres More or Less

LINE	BEARING	DISTANCE
L1	S 86°16'59" E	272.59'
L2	S 60°57'35" E	112.73'
L3	S 80°28'01" E	255.94'
L4	S 43°51'48" E	151.41'
L5	S 61°33'43" E	318.47'
L6	S 10°11'40" E	175.17'
L7	S 16°16'39" E	120.35'
L8	S 40°09'54" E	147.85'
L9	S 53°40'06" E	289.90'
L10	S 01°45'24" E	252.30'
L11	S 27°00'12" E	171.66'
L12	S 82°04'08" W	107.80'
L13	S 37°46'30" W	173.52'
L14	S 64°29'24" W	136.83'
L15	S 70°51'54" W	463.10'
L16	S 37°30'12" W	84.50'
L17	S 16°20'11" W	79.32'
L18	S 14°51'10" W	50.75'
L19	S 40°04'16" E	847.87'
L20	S 74°35'15" E	119.08'
L21	N 60°14'59" E	283.20'
L22	N 86°04'47" E	120.47'
L23	S 68°26'15" E	119.89'
L24	S 02°34'29" E	422.81'
L25	S 28°54'48" W	821.18'
L26	S 14°16'45" W	166.12'
L27	N 85°21'40" W	419.93'
L28	N 89°10'08" W	60.09'
L29	S 22°08'24" E	141.56'
L30	S 02°01'07" W	215.54'
L31	S 24°31'30" W	58.02'
L32	S 89°10'44" E	27.10'
L33	N 24°09'39" E	13.40'
L34	N 25°46'12" W	147.81'
L35	N 28°56'14" E	238.90'
L36	N 26°22'31" E	308.20'
L37	N 28°44'28" E	163.37'
L38	S 21°16'57" W	17.93'
L39	S 23°54'19" W	177.50'
L40	S 35°12'53" W	175.02'
L41	N 41°57'28" W	147.81'
L42	S 47°21'27" W	70.53'
L43	S 45°08'18" W	57.65'
L44	N 73°06'18" W	146.86'
L45	N 00°23'50" W	472.60'
L46	N 72°03'01" E	349.94'
L47	N 73°03'13" E	188.67'
L48	N 62°00'51" E	181.81'
L49	N 89°42'22" E	66.82'
L50	N 45°54'02" E	75.56'
L51	N 63°11'45" E	87.18'
L52	N 58°05'09" E	79.17'
L53	N 78°56'48" E	259.72'
L54	N 68°47'39" E	201.83'
L55	N 80°37'33" E	175.92'
L56	S 88°45'37" E	87.34'
L57	S 73°06'11" E	200.55'
L58	S 81°09'03" E	207.19'
L59	S 72°25'18" E	164.41'
L60	S 62°15'29" E	113.74'
L61	N 75°41'00" E	262.28'
L62	S 01°13'14" E	314.28'
L63	S 89°43'45" W	115.50'
L64	S 20°14'04" E	86.60'
L65	S 73°07'05" E	127.06'
L66	N 20°30'15" E	461.93'
L67	S 89°57'47" E	20.82'
L68	N 17°41'11" E	332.49'
L69		329.99'

## LEGEND

- ▲ Section Corner Found (type as noted)
- 5/8" Rebar With Cap
- Stamped PLS#20500020 Set
- Rebar Found
- Mag nail set
- Mag/FK Nail found
- Railroad Spike found
- Railroad Spike Set
- Iron Pipe Found
- Wood Corner Post Found
- (r) Record Deed Dimension
- (r) Right of Way
- (c) Calculated Dimension
- (m) Measured Dimension

NOTE: Aerial photograph is for visual exhibit purpose only. The accuracy of the photo shown in relationship to the established property lines is subject to an inherent unknown uncertainty.

"I affirm, under the penalties of perjury, that I have taken reasonable care to reduce each section security number in this document, unless required by law."

Note: The lines around the Carroll, Hart, Bunch & Cassidy Tracts has an uncertainty of 0-30 feet +/-, Archer had done a prior survey for Victor Stone Co. and set monuments and called for them in the new description. However, Archer also called for the adjointers lines. This is what creates the uncertainty in the lines. The called for monuments and record dimensions were held, therefore creating the 0-30 feet of uncertainty in the deed lines in this area. It appears from talking to some of the landowners they are occupying and have accepted the Archer monuments as the deed corners.

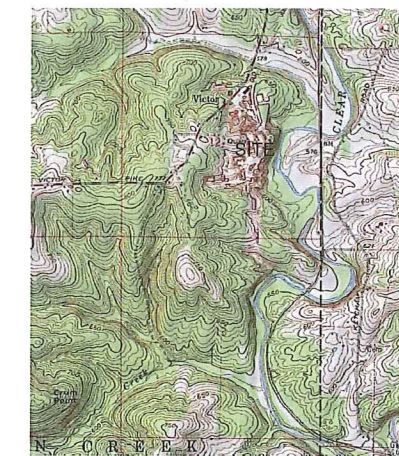
0' 400' 800'  
SCALE: 1" = 400'



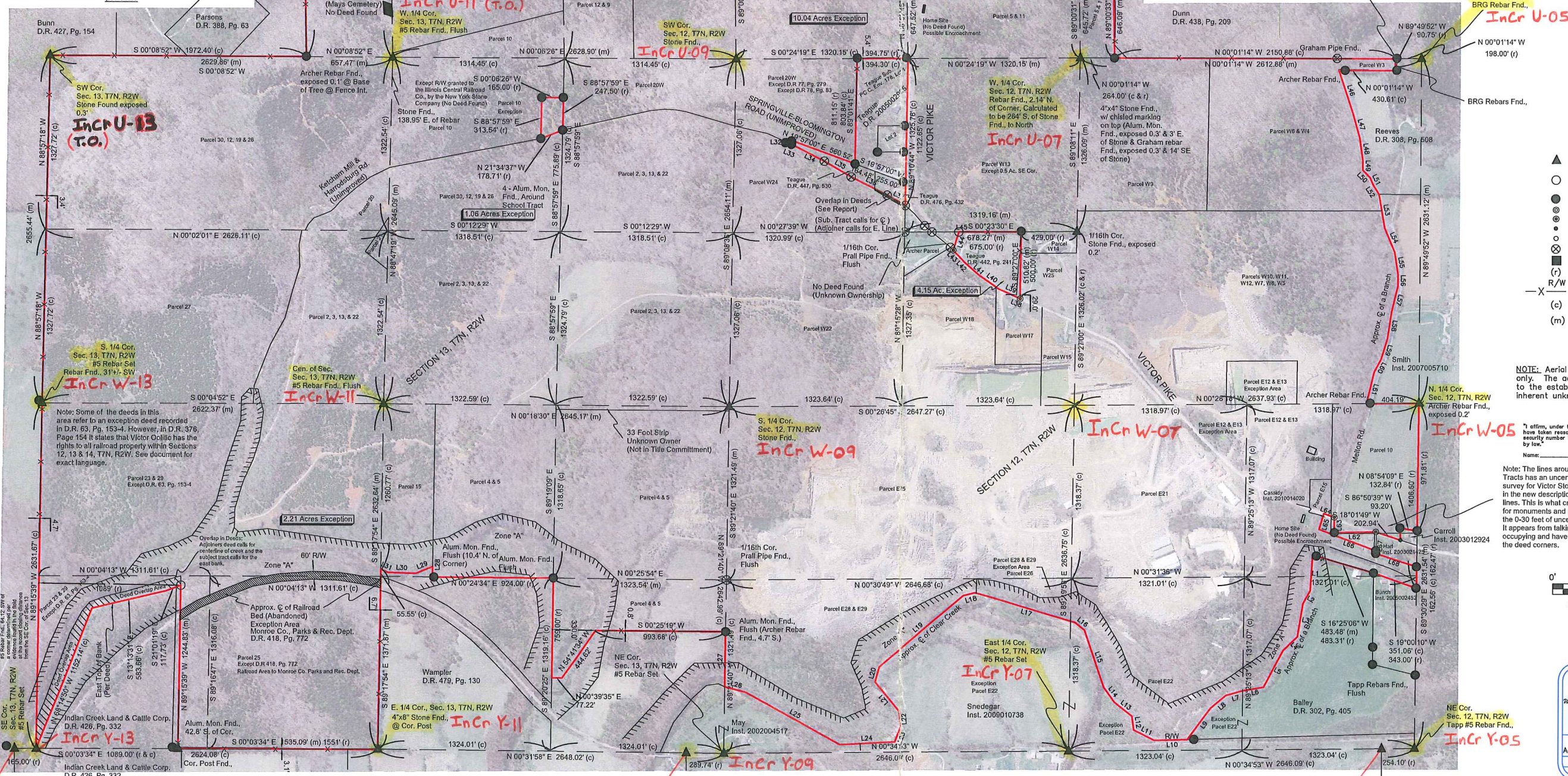
**FORESIGHT LAND SURVEYING, INC.**  
"Combining Accuracy and Professionalism for a Superior Final Product"

Daniel S. Blann, PLS  
Travis A. Norman, PLS

Phone: (812) 358-4170 Fax: (812) 358-4192  
Address: 410 N. Sugar St., Brownstown, IN 47220  
Date: 3/10/2011 Drawn by: TAN Scale: 1" = 400'  
Project No. #11018 Checked by: TAN Sheet 1-Report



Vicinity Map (No Scale)



Incr A-13

Incr A-09

Incr A-05





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**SURVEYORS REPORT**

Prepared for Indiana Limestone Company/Victor Oolitic Stone Company for property described in several deeds see title commitment and attached survey and situated in Sections 11, 12, 13 & 14, T7N, R2W in the records of the Monroe County Recorders Office. The purpose of this survey was to perform an ALTA survey of a portion of said Instruments stated above.

In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 ("Rule 12"). The following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- \*VARIANCES IN REFERENCE MONUMENTS;
- \*DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- \*INCONSISTENCIES IN LINES OF OCCUPATION;
- \*RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY)

There may be unwritten rights associated with these uncertainties.

All bearings and distances shown on the drawing are field measurements unless otherwise noted. Bearing system is grid north per GPS observations.

**REFERENCE SURVEY INFORMATION:**

- 1) All reference deed information was obtained through the records of the Monroe County Recorders Office.
- 2) All reference Section corner information was obtained through the records of the Monroe County Surveyors Office.
- 3) ALTA Survey of Sections 11, 13 & 14 per Hurst-Rosche Engineers, Inc. from Hillsboro, IL by James Roth, PLS #20200008. Mr. Roth set Alum. Mon. with the number 20200008 stamped in top.
- 4) ALTA Survey of Section 12 per Steve Archer, PLS. No copy was found of the survey. Used record description as written by Archer to retrace survey.
- 5) Archer survey for Andrew Alexander and situated in Section 12.
- 6) Teague Subdivision plat as recorded in Cab. C, Env. 178. Surveyed by Graham.
- 7) May Creek Farm Sub. plat as recorded in Book 8, Pg. 100. Surveyed by Farkas.
- 8) McCammon Minor Subdivision as found in the auditors office. Surveyed by Bledsoe Tapp & Riggert, Inc.
- 9) Teague survey situated in Section 12 by Nelson Prall, PLS dated 9/20/1984 provided by Ken Anderson, PLS Bedford, IN.



10) Railroad right of way plans for the abandoned railroad along the easterly lines of this survey and provided by Kevin Enright Monroe County Surveyor.

11) Several surveys by Nelson Prall, PLS were used and all surveys were provided by Ken Anderson, PLS Bedford, IN.

12) Tapp survey of the Bailey tract located in the northeasterly corner of this survey and recorded in Survey Cab. S1, Env. 277.

#### FINDINGS OF FACTS:

In Cr Y-05 1) Northeast corner of section 12, Bledsoe Tapp rebar found per said survey and held this survey.  
In Cr Y-11 2) East quarter corner of section 13, 4 inch by 8 inch stone found at corner post and held this survey.

In Cr Y-13 3) Southeast corner of section 13 was set as an obliterated corner. A fence line to the west and the record dimensions of 1089 feet north-south fit an existing east west and north south fence lines.

CL Cr A-13 4) A rebar found at the southwest corner of section 28<sup>18</sup> T7N, R1W was not held this survey. The corner was calculated using the calculated position for the southeast corner of section 13 and record falling distance of 165.00 feet.

In Cr W-13 5) South quarter section 13 was set as an obliterated corner using an existing east west fence line and an existing north south fence line. Corner was set at the fence line intersections. A rebar was found 31 feet southwest of the determined corner.

In Cr U-13 6) Southwest corner of section 13, stone found and held this survey.

7) Several Archer rebar's were found and held this survey for they are from prior surveys and fence lines have been constructed to these locations. (See Plat)

8) Several Aluminum monuments were found this survey from the prior ALTA survey by James Roth, PLS. (See Plat)

In Cr U-07 9) West quarter corner of section 12 was determined at the record dimension of 264 feet from a stone found north of the section corner. A rebar was found 2.14 feet north of corner.

In Cr U-05 10) Northwest corner of section 12, BRG rebar found and held this survey.

In Cr W-05 11) North quarter corner of section 12, Archer rebar found and held this survey.

12) Several 1/16 corners were found this survey and are noted on plat.

In Cr W-09 13) South quarter corner of section 12, stone found and held this survey.

In Cr W-11 14) Center of section 13, #5 Rebar found and held this survey.

In Cr U-09 15) Southwest corner of section 12, stone found and held this survey.

In Cr U-11 16) West quarter corner of section 13, Rebar found flush and held this survey.

17) Several prall pipes were found along the centerline of abandoned Springville-Bloomington Road (Teague Plat Area)

In Cr W-07 18) The center of section 12 was calculated per a prior prall survey.

#### THEORY OF LOCATION:

1) Monuments found at exterior corner locations were held this survey for they are per prior surveys and fences have been constructed to these locations.

2) See Finding of Facts for determinations of section corners and 1/16th corners.

3) The lines around the Teague Subdivision were determined by record calls, called for monuments and record dimensions. The rebar's found at the southwest and northwest corners have an uncertainty of 5-7 feet west of the deed line. Graham did all the prior surveys in this area.

4) All the adjoiner's lines were determined by record deed calls and/or found monuments from prior surveys. (See Plat for uncertainties and record vs. measured)

5) The area located in the northeast quarter of section 12 around the Carroll, Cassidy, Hart, Bunch & Bailey Tracts has an uncertainty of 0-30 feet. (See Note on Plat for explanation)

6) See Plat for notes on corners.



SUMMARY:

As a result of the above observations, it is my opinion that the uncertainties in the locations of lines and corners established on this survey are as follows:

**DUE TO VARIANCES IN REFERENCE MONUMENTS:**

See Findings of Facts above

See attached plat for notes

See record verses measured distances on plat

**DUE TO DISCREPANCIES IN RECORD PLATS AND DESCRIPTIONS:** See Theory of Location above and see attached plat for notes.

**DUE TO INCONSISTENCIES IN LINES OF OCCUPATION:** All inconsistencies in the lines of occupation are dimensioned on the attached survey plat

**SURVEY CLASSIFICATION:** The subject tract lies within an area classified as an Rural survey and is within the relative positional accuracy specifications of 0.26 feet plus 200 parts per million.

Title Insurance commitment No. 103527 was provided by Escrow & Title Services, LLC for Victor Acquisition Corp.

- 1) Easements shown on the title commitment are blanket easements. (See Title Commitment for Location)
- 2) Improvements for this ALTA survey are shown per aerial photo.
- 3) Matters of zoning compliance is not expressed or guaranteed by this survey.

Notice: To subject land owner, the adjoining land owner may have unwritten rights to that land outside of any fences or occupation lines that you may or may not be occupying. Before removing any fences or improvements, I recommend that you consult with an attorney. Contact Foresight Land Surveying, Inc., if you have any questions.

**SCHEDULE B**

Title Commitment No. 103527

Escrow & Title Services, LLC

Provided By: VO Stone Company

- 2) Rights of public for highway purposes in and to that portion of insured real estate lying within the bounds of public right of way.
- 3) Acreage in the legal description of the subject real estate is solely for the purpose of identifying and describing the insured land and should not be construed as insuring the quantity of land as set forth in said description.
- 4) Any adverse claim based upon the assertion that:
  - a) The land described in Schedule A or any part thereof is now or at any time has been below the ordinary water mark of the creeks
  - b) Some portion of said land has been created by artificial means or has accreted to such portion so created, or
  - c) Some portion of said land has been brought within the boundary thereof by an avulsive movement of the creeks, or has been formed by accretion to any such portion,
  - d) Such rights and easements for navigation, commerce or recreation which may exist over that portion of said land lying beneath the waters of the creeks,
  - e) Right of upper and lower riparian (or littoral) owners with respect to the creeks.
- 5) Easements, or claims to easements, not shown by the public records. (Affects all land except Sections 11, 13 and 14 in Township 7 North, Range 2 West).

6) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises (Affects all land except Sections 11, 13 and 14 in Township 7 North, Range 2 West)

8) Sixteen foot right of way easement granted to the Van Buren Water, Inc., dated July 16, 1996 and recorded July 18, 1996, in Deed Record 447, Page 689. Affects Parcel 17W in Section 12, 7N, 2W only.

9) Fifty-foot Right of Way Easement granted to the Utilities District of Western Indiana Rural Electric Membership Corporation recorded December 14, 1992 in Deed Record 406, Page 410. Affects parcel 17W in Section 12, 7N, 2W only.

15) Rights of Way for communication systems reserved in Deed from the Illinois Central Gulf Railroad Company to the Indiana Railroad Company dated March 10, 1986 and recorded in Deed Record 323, Page 244. Affects Parcels W4, W5, E8, E13, E17 and E18 in Section 12, 7N, 2W only, if at all.

**Easement Note:**

Right of Way Easement in favor of Van Buren Water, Inc. and situated in the E. ½, NE ¼, SE ¼, Section 11, 7N, 2W (20 Acres) (Blanket Easement) per Inst. .2006013702.

The above information is per a title commitment prepared by Escrow & Title Services, LLC.